

**BENNER TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES  
August 28, 2014**

**CALL TO ORDER**

The regularly scheduled meeting of the Benner Township Planning Commission was called to order at 7:03 PM by the Vice-Chairman, Paul Kurtz who lead the meeting with the Pledge of Allegiance.

**ATTENDANCE**

Members present: Paul Kurtz, Genevieve Robine, Jim Swartzell, and Mike Anthony

Members absent: Nate Campbell, Lee Copper, Willis Houser,

Others present:

**MINUTES**

The minutes from the August 14, 2014 meeting were presented for approval. Mr. Swartzell made a motion to approve the minutes. Mr. Anthony seconded the motion adding that the minutes do not show the extra flavor the meeting on August 14th had regarding the discussion of the Proposed Zoning Amendment.

Vote:            Mr. Kurtz-yes                    Mr. Swartzell -yes                    Ms. Robine-yes                    Mr. Anthony-yes

**PERSONS TO ADDRESS THE BOARD:** None

**NEW BUSINESS:**

**1. Grove Park Lot 21 Plan Amendment Final Subdivision Plan Phase I (Review, Discussion, Motion to recommend Approval (or not) to Board of Supervisors).**

The Grove Park Home Owners Association wishes to take over Lot 21 of the Subdivision which is currently owned by Benner Township, but maintained by the HOA.

Mrs. Schoch presented the Plans that were prepared by the Engineering Firm, ELA which showed the note in the Plan amended to show the HOA will take ownership of the property.

The Planning Commission noticed that the new note did not indicate who will be responsible for maintaining the lot and requested that the note be changed.

Mrs. Schoch indicated she would relay the message to the Engineer and to the Board showing the change.

Mrs. Robine made a motion to recommend conditional approval to the Board of Supervisors condition upon the change made to the Plan indicating the HOA will maintain Lot 21. Mr. Anthony seconded the motion.

Vote: Mr. Kurtz-yes                    Mr. Swartzell -yes                    Ms. Robine-yes                    Mr. Anthony-yes

## **2. Corl-Addition to Agricultural Security Area**

Mrs. Schoch informed the Planning Commission that it has been a while since a property in the Township was added to the Agricultural Security Areas and currently the Township has approximately 2,205 acres in the program.

Leo and Bernard Corl wish to add a total of 223.29 acres into the ASA program. The form that the Corl's filled out is incorrect and states that they wish to be removed. Mrs. Schoch spoke with the Ag Land Preservation Coordinator at the County Planning Office who confirmed the Corl's want to add land and the form is incorrect and should read "modification or addition" rather than "removal".

The Planning Commission reviewed the Section in the Comprehensive Plan referring to ASA and the their benefits. Along with those benefits, the Plan reads that the Township Supervisors agree to support agriculture by not passing local ordinances that restrict normal farming operations or structures; the condemnation of farmland within the ASA by a government must first be approved by the State Agricultural Land Condemnation Approval Board to determine if alternative sites are available for condemnation; and the farmland preservation options offered by the Centre County Agricultural Land Preservation Board are available to qualified owners in an ASA; and hazardous waste and low-level radioactive waste disposal areas cannot be sited.

Mrs. Schoch noted that if the Township does not take any action in 180 days, the ASA will be deemed approved. At this point, there is not a Board set up to review these requests.

The Planning Commission agreed that it is in the best interest of the Township to allow this action to be deemed approved.

### **OLD BUSINESS:**

#### **1. Zoning Ordinance Update-Follow-up from 8/14/2014 Meeting**

A discussion was held regarding the input from Mr. Moyer at the last Planning Commission meeting and Ms. Robine's meeting with Mr. Moyer after the meeting.

Ms. Robine reported that they discussed the Rural Cluster Development, showing it allowed for more opportunity for farmers to develop their land. She also said that they discussed taking more time to prepare the Ordinance Amendment, indicating that the Township still has 5 years to actually enact a new ordinance.

The Planning Commission discussed next steps, which include working towards a user friendly ordinance that still protects the Township, considering what the Township has and managing it in the right way, and working to achieve proper land use management throughout the Township.

**COMMITTEE REPORTS:**

Mr. Swartzell reported on the Centre County Airport Authority. The FAA is reviewing the applications for a parking area on the south side of Fox Hill Road between the Airport and the Fed Ex Parking lot. The FAA did not see a clear ownership, so they looked into the structure of the airport, while they investigated, they stopped the Airport from receiving any federal grants. The FAA now wants a Memorandum of Understanding between the University Park Airport and the Centre County Airport Authority that shows the shared budget between the two sides, which would also trump all of the "in-lieu" properties be in the budget. The FAA is also requesting that the budget gets passed through another branch at Penn State University, not the director of the Airport.

Mr. Swartzell noted that the grant holding should be lifted soon.

**CORRESPONDENCE:** None

**NOTES:** None

**ADJOURN:** Mr. Kurtz made a motion to Adjourn the meeting at 8:12 PM

Respectfully submitted by:

Lindsay Schoch, Zoning Officer